



Entered on Docket  
February 08, 2010

A handwritten signature in dark ink, appearing to read "Linda B. Riegle".

Hon. Linda B. Riegle  
United States Bankruptcy Judge

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Wells Fargo Bank, N.A.  
09-77945

**UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEVADA**

In Re:

Janice Lynn Greiten

Debtor.

BK-S-09-27385-lbr

Date: 12/30/09  
Time: 10:00 am

Chapter 7

**ORDER VACATING AUTOMATIC STAY**

1 IT IS HEREBY ORDERED, ADJUDGED AND DECREED that the Automatic Stay in the  
2 above-entitled bankruptcy proceedings is immediately vacated and extinguished for all purposes as to  
3 Secured Creditor Wells Fargo Bank, N.A., its assignees and/or successors in interest, of the subject  
4 property, generally described as 9580 W. Reno Ave., Las Vegas, NV 89148, and legally described as  
5 follows:  
6

7 PARCEL I (COMMON AREA):

8 ONE (1) ALLOCATED INTEREST AS TENANTS-IN-COMMON IN AND TO THE  
9 COMMON AREA OF EACH PHASE OF FINAL MAP OF AMBER HILLS IIB, A  
10 COMMON INTEREST CONDOMINIUM DEVELOPMENT, AS SHOWN BY MAP  
11 THEREOF ON FILE IN BOOK 114 OF PLATS, PAGE 41 IN THE OFFICE OF THE  
12 COUNTY RECORDER, CLARK COUNTY, NEVADA. SAID ALLOCATED INTEREST TO  
13 BE A FRACTION, THE NUMERATOR OF WHICH SHALL BE ONE (1), AND THE  
14 DENOMINATOR WHICH SHALL BE THE NUMBER OF UNITS IN THE  
15 COMMUNITY WHICH SHALL BECOME SUBJECT TO THE DECLARATION OF  
16 RESTRICTIONS RECORDED APRIL 12, 2002 IN BOOK 20020412 AS DOCUMENT NO.  
17 01791, OFFICIAL RECORDS.

18 EXCEPTING THEREFROM ALL UNITS AND BUILDINGS LOCATED WITHIN THE  
19 ABOVE REFERENCED PLAT.

20 RESERVING THEREFROM THE RIGHT TO POSSESSION OF ALL THOSE AREAS  
21 DEUNEDATED AS "UNITED COMMON ELEMENTS" UPON FINAL MAP OF AMBER  
22 HILLS IIB, A COMMON INTEREST CONDOMINIUM DEVELOPMENT AS DEFINED IN  
23 THE DECLARATION.

24 FURTHER RESERVING THEREFROM FOR THE BENEFIT OF THE OWNERS OF ALL  
25 UNITS WITHIN FINAL MAP OF AMBER HILLS II-B, A COMMON INTEREST  
26 CONDOMINIUM DEVELOPMENT, (EXCEPT THE UNIT REFERRED TO IN PARCEL II,  
HEREIN) NONEXCLUSIVE EASEMENTS FOR INGRESS, EGRESS AND  
RECREATIONAL USE ON, OVER AND ACROSS THE COMMON ELEMENTS, AS  
PROVIDED FOR IN AND SUBJECT TO THE DECLARATION.

PARCEL II: (LIVING UNIT):

UNIT NO. ONE HUNDRED FORTY-SEVEN (147) IN BUILDING TWELVE (12), AS  
SHOWN UPON THE ABOVE REFERENCED PLAT.

PARCEL III (UNITED COMMON ELEMENTS

THE EXCLUSIVE RIGHT OF USE, POSSESSION, AND OCCUPANCY OF THOSE  
PORTIONS THE PROJECT DESIGNATED AS THOSE "UNITED COMMON ELEMENTS"  
(INCLUDING, BUT NOT LIMITED TO DECK(S), LANDING(S)/STAIR(S), AND PARKING

1 SPACE(S) AS DEFINED IN AND SUBJECT TO THE DECLARATION), WHICH ARE  
2 APPURTENANT TO PARCELS I AND II DESCRIBED ABOVE.

3 PARCEL IV (APPURTENANT EASEMENTS):

4 A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND RECREATIONAL USE  
5 ON, OVER AND ACROSS THOSE PORTIONS OF FINAL, MAP OF AMBER HILLS IIB, A  
6 COMMON INTEREST CONDOMINIUM DEVELOPMENT. DELINEATED AS "PRIVATE  
7 DRIVES", "RECREATIONAL FACILITIES" AND "COMMON ELEMENTS", AS DEFINED  
8 IN AND SUBJECT TO THE DECLARATION, WHICH EASEMENT IS APPURTENANT  
9 TO PARCELS I AND II.

10 **IT IS FURTHER ORDERED, ADJUDGED and DECREED that the Secured Creditor shall**  
11 **give Debtor at least seven business days' notice of the time, place and date of sale.**

12 DATED this \_\_\_\_ day of \_\_\_\_\_ 2009

13 Submitted by:

14 **WILDE & ASSOCIATES**

15 By: /s/Gregory L. Wilde, Esq

16 **Gregory L. Wilde, Esq.**

17 Attorney for Secured Creditor

18 208 South Jones Boulevard

19 Las Vegas, Nevada 89107

20 APPROVED / DISAPPROVED

21 By: \_\_\_\_\_

22 Longabaugh Law Offices

23 2245 C Renaissance Drive

24 Las Vegas, NV 89119

25 Attorney for Debtor(s)

26 Nevada Bar No: \_\_\_\_\_

APPROVED / DISAPPROVED

By: \_\_\_\_\_

Joseph B. Atkins

5030 Paradise Road #B-213

Las Vegas, NV 89119

Chapter 7 Trustee



1 In accordance with Local Rule 9021, the undersigned counsel certifies as follows (check one):

2 ☐ The court waived the requirements of LR 9021.

3 ☐ No parties appeared or filed written objections, and there is no trustee appointed in the case.

4 ☐ No parties appeared or filed written objections, and the trustee is the movant.

5 ☒ This is a chapter 7 or 13 case, and either with the motion, or at the hearing, I have delivered a  
6 copy of this proposed order to all counsel who appeared at the hearing, and any trustee  
7 appointed in this case, any unrepresented parties who appeared at the hearing, and each has  
8 approved or disapproved the order, or failed to respond, as indicated below:

9 Debtor's counsel:

10 ☐ approved the form of this order ☐ disapproved the form of this order

11 ☐ waived the right to review the order and/or ☒ failed to respond to the document

12 ☐ appeared at the hearing, waived the right to review the order

13 ☐ matter unopposed, did not appear at the hearing, waived the right to review the order

14 Trustee:

15 ☐ approved the form of this order ☐ disapproved the form of this order

16 ☐ waived the right to review the order and/or ☒ failed to respond to the document

17 ☐ This is a chapter 9, 11, or 15 case, and I have delivered a copy of this proposed order to all  
18 counsel who appeared at the hearing, and any trustee appointed in this case any unrepresented  
19 parties who appeared at the hearing, and each has approved or disapproved the order, or failed to  
20 respond, as indicated below.

21 Debtor's counsel:

22 ☐ approved the form of this order ☐ disapproved the form of this order

23 ☐ waived the right to review the order and/or ☐ failed to respond to the document

24 ☐ appeared at the hearing, waived the right to review the order

25 ☐ matter unopposed, did not appear at the hearing, waived the right to review the order

26 Trustee:

☐ approved the form of this order ☐ disapproved the form of this order

☐ waived the right to review the order and/or ☐ failed to respond to the document

☐ I certify that I have served a copy of this order with the motion, and no parties appeared or filed  
written objection.

Submitted by:

/s/ Gregory L. Wilde, Esq.

Gregory L. Wilde, Esq.

Attorney for Secured Creditor